



**STATE OF NEW JERSEY**

**Board of Public Utilities**

**Two Gateway Center**

**Newark, NJ 07102**

**[www.bpu.state.nj.us](http://www.bpu.state.nj.us)**

IN THE MATTER OF THE APPLICATION OF	)	<u>TELECOMMUNICATIONS</u>
VERIZON NEW JERSEY, INC. FOR THE	)	
APPROVAL OF THE SALE AND CONVEYANCE	)	
OF REAL PROPERTY LOCATED IN THE CITY OF	)	ORDER OF APPROVAL
EAST ORANGE, ESSEX COUNTY, NEW JERSEY	)	
TO KENNETH ESDALE	)	DOCKET NO. TM03050356
	)	

(SERVICE LIST ATTACHED)

BY THE BOARD

On May 8, 2003, Verizon New Jersey Inc. (Petitioner or VNJ) filed an application for Approval of the Sale and Conveyance of Real Property Located in the City of East Orange, Essex County, New Jersey to Kenneth Esdale.

The property consists of a one story, 29,745 square foot building on approximately 1.08 acres of land, and was acquired by Bargain and Sales Deed dated December 12, 1988, at a purchase price of \$400,000.

Given that the petitioner has no prospective use for the property for utility purposes, it was transferred to VNJ's Surplus Property account 2006 in May 2000 in preparation for marketing.

The Value Research Group, LLC., a real estate appraiser and consultant, was requested to review the current market conditions and determine the value of the property. The appraiser used both the comparative and the income approaches to come to a conclusion based on the available market data that, as of May 31, 2002, the market value of the property did not materially change from its 2001 value and remains approximately \$275,000.

The filing also shows that the property has been advertised twice. Initially, in July of 2002, twelve (12) prospective buyers received bid packages and one made an offer. The petitioner has indicated that it was not accepted, as it did not represent the fair market value of the property. The second advertisement was in January, 2003 when 14 prospective buyers received bid packages. One bid was received from Mr. Kenneth Esdale for the consideration of \$335,000. This offer has been accepted by VNJ.

VNJ and Mr. Esdale have complied with all statutory requirements regarding sale of utility property as contained in N.J.A.C. 14:1-5.6 and N.J.S.A. 48:3-7, and there is no relationship between the parties other than that of transferor and transferee.

In view of the foregoing, the Board FINDS that the proposed sale of said property will not affect Petitioner's ability to provide safe, adequate and proper service, is in the public interest and in accordance with the law, and accordingly HEREBY APPROVES the sale, subject to the following conditions:

Petitioner is directed to advise the Board of the date on which the transaction is completed, within ten (10) days of completion;

This Order shall be of no effect, null and void, if the sale hereby approved is not completed within six (6) months of the date hereof unless otherwise ordered by the Board; and

The approval of the proposed journal entries recording the sale of this Property shall not affect or in any way limit the exercise of the authority of this Board, or of this State, in any future petition or in any proceeding with respect to rates, financing, accounting, capitalization, depreciation or in any other matters affecting Petitioner.

DATED: 7/9/03

BOARD OF PUBLIC UTILITIES  
BY:

(signed)  
JEANNE M. FOX  
PRESIDENT

(signed)  
FREDERICK F. BUTLER  
COMMISSIONER

(signed)  
CAROL J. MURPHY  
COMMISSIONER

(signed)  
CONNIE O. HUGHES  
COMMISSIONER

(signed)  
JACK ALTER  
COMMISSIONER

ATTEST:

(signed)  
KRISTI IZZO  
SECRETARY